

**North Northamptonshire Area Planning (Kettering)
Committee
28/10/2021**

Application Reference	NK/2021/0649
Case Officer	Alan Chapman
Location	Chestnut Cottage, Warkton
Development	Full Planning Permission: 2 no. French doors with sidelights to replace some windows and doors to front elevation, repairs and reconstruction of some external walls, replace front entrance door and windows, external timber enclosure around heating system, replace timber fence with a brick wall and entrance gates
Applicant	Ms C Merrington
Agent	Mr R Charman Ralph Charman Associates
Ward	Queen Eleanor and Buccleuch
Overall Expiry Date	29/09/2021
Agreed Extension of Time	01/11/2021

All plans and documents can be viewed using the application reference number at <https://www.kettering.gov.uk/planningApplication/search>

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because there are unresolved, material objections to the proposal.

1. Recommendation

1.1 That planning permission be GRANTED subject to conditions.

2. The Proposal

2.1 Full Planning Permission: 2 no. French doors with sidelights to replace some windows and doors to front elevation, repairs and reconstruction of some external walls, replace front entrance door and windows, external timber enclosure around heating system, replace timber fence with a brick wall and entrance gates

2.2 Background

This planning application is accompanied by a listed building consent application NK/2021/0650/LBC.

2.3 In response to the Parish Council objection concerning there being too much glazing the applicant was invited to consider amending the proposal to overcome the Parish Council's concerns. The applicant chose not to reduce the amount of glazing but did, on officer advice, amend the proposal slightly to introduce an alternating pattern of brick soldier coursing over the proposed French doors to enhance the building's appearance and as a compensatory measure for the proposed loss of the arched brick soldier coursing over the central four-panelled window in the existing front (southern) elevation.

2.4 Planning Permission KET/1998/0607 contained conditions (3, 4, 6) requiring window details to be agreed, parking area to be laid out and permanently set aside, and the internal layout to be as set out on the approved plans. Hence the need for this application to make the proposed alterations. Furthermore, Condition No.5 of KET/1998/0607 removed all permitted development rights for future alterations to the building, hence this application. The prevailing General Permitted Development Order 1995 (No.418) (as amended) at the time did not permit the erection of a boundary wall in the curtilage of a listed building. As the proposed boundary wall is on the curtilage boundary of a listed building, then planning permission is required in this instance.

2.5 On the 14 October 2021 the Agent submitted an additional (HM Land Registry) plan (for information purposes) and amended plans (proposed boundary wall and gates) and wrote to confirm that the footway which runs along the front of his client's property is not a public footpath as it belongs to Boughton Estates as shown edged in red on the submitted HM Land Registry Title NN292419. It is opined that the redline boundary of the site (on comparison of original Drawing RCAL/2101-01C and amended Drawing RCAL/2101-01E – Block/Site/Location plans) for the purpose of making a planning decision have remained unaltered in terms of the site's geographical extent. As the amended plans have not materially altered the site boundary, and the revised boundary wall extent has been reduced in length and the width of the gated access has been increased in width with the gates set back further from the footway edge, then it is opined that as

these changes are an enhancement to the proposal then re-consultations were not considered appropriate, although the amendments were publicised on the Council's website in advance of the forthcoming planning committee meeting.

3. Site Description

3.1 'Chestnut Cottage' is located on the south side of Warkton Village on the corner close to the junction where the High Street meets Pipe Lane. It is situated on a good-sized plot and currently comprises a long single-storey converted barn with a linked 2-storey section at the east end with a south/south-west aspect with external walls of solid brick/stone construction, oak framed truss roofs with a pantile covered double-pitched roof to the barn and a cement-fibre slate finish to the 2-storey section at the east end and the small single-storey extension at the west end.

3.2 Constraints:

Within Warkton Conservation Area

Within setting of Grade II Listed Building Elm Green Farmhouse

The listed building (List Entry Number: 1052007) is described by Historic England as:

WARKTON SP8879 WARKTON 1337-0/17/192 No.31 Elm Green Farmhouse and attached garden wall GV II Farmhouse. Probably C18. Coursed limestone rubble with low pitched slate roof and coped left gable. Moulded stone thin left end stack, brick right end stack. 2 storeys, 2-window range. Chamfered left corner. Windows widely spaced. 2- and 3-light small-paned casement windows with wooden lintels. One-storey addition to right has present entrance, panelled and part-glazed door in timber lattice porch, a 3-light casement window and brick end stack. Garden wall attached to left, of limestone rubble and some brick, with pan-tiled and rounded copings, incorporates 6 recesses with wooden lintels, partly blocked with brick to create nesting boxes. Interior not inspected. Included for group value.

4. Relevant Planning History

4.1 List all previous planning applications as follows:

Application No	Decision	Date	Address	Description
KET/1998/0607	ZAC (Implemented)	22-04-99	Elm Green Farm House, 31 Warkton (barn north east of)	Change of Use: Existing barn/old stables to be converted to a single dwelling
KET/1999/0351	ZAC (Not implemented)	28-10-99	Chestnut Cottage, Warkton (barn north-east of Elm Green Farmhouse)	Conversion of disused farm building to single three bedroomed dwelling

KET/2017/0375	NOOBJECTION	26-06-17	Chestnut Cottage, Warkton Kettering Northamptonshire	T1 Horse Chestnut - crown width reduction from 15m to 11m and height reduction from 16m to 12m
KET/2000/0076	ZAC	12-06-00	30, Warkton	New double garage
NK/2021/0337	ADVICE GIVEN	25-05-21	Chestnut Cottage, Warkton	T1 Conifer and T2 Silver Birch - crown lift to 2-3m
NK/2021/0470	WITHDR	29-06-21	Chestnut Cottage, Warkton Northamptonshire	3 sets of bi-fold doors to front elevation to replace doors and windows. Resize and replace front door
NK/2021/0476	WITHDR	29-06-21	Chestnut Cottage, Warkton Northamptonshire	3 sets of bi fold doors to front elevation to replace doors and windows. Resize and replace front door. Internal alterations to bathrooms, kitchen and staircase
NK/2021/0650	PENDING	---	Chestnut Cottage, Warkton Northamptonshire	2 no. French doors with sidelights to replace some windows and doors to front elevation, repairs and reconstruction of some external walls, replace front entrance door and

				windows, erect external timber enclosure for heating system, replace timber fence with a brick wall and entrance gates. Internal alterations to bathrooms, kitchen, staircase, ceilings and heating provision

5. Consultation Responses

A full copy of all comments received can be found on the Council's website at:

<https://www.kettering.gov.uk/planningApplication/search>

5.1 Warkton Parish Council - OBJECTION

French doors too much glazing and out of character.
Development will restrict Elm Green Farm vehicular access.

5.2 Neighbours / Responses to Publicity

No number of letters have been received at time of writing.

5.3 Local Highway Authority

Observations:

The site appears to be accessed via an un-adopted track meeting at the junction with Pipe Lane and High Street. Therefore, the LHA's requirements as regards gate set back from the public highway are not relevant. Nor are the LHA's requirements as regards boundary wall location. The LPA will therefore need to satisfy itself that the proposals to extend the boundary wall to the proposed gates do not create access issues for neighbouring properties.

The access width between the dwelling and prospective extended boundary wall is approximately 2.4m. It may even be narrower between the gates. Private drives require a minimum width of 3m but should be widened to 3.3m where are adjacent to a solid side boundary on one/both sides as is the case here.

6. Relevant Planning Policies and Considerations

- 6.1 Statutory Duty
Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- Legislation
The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.2 National Policy
National Planning Policy Framework (NPPF) (2021)
Policy 1: Introduction
Policy 2: Achieving sustainable development
Policy 4: Decision-making
Policy 12: Achieving well-designed places
Policy 14: Meeting the challenge of climate change, flooding and coastal change
Policy 16: Conserving and enhancing the historic environment
- National Planning Practice Guidance (NPPG)
National Design Guide (NDG) (2019)
- 6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)
Policy 1: Presumption in Favour of Sustainable Development
Policy 2: Historic Environment
Policy 5: Water Environment, Resources & Flood Risk
Policy 8: North Northamptonshire Place Shaping Principles
Policy 9: Sustainable Buildings
Policy 11: The Network of Urban and Rural Areas
- 6.4 Saved Policies in the Local Plan for Kettering Borough
RA4: Housing in Restraint and Scattered Villages
- 6.5 Site Specific Part 2 Local Plan (Inspector's Main Modifications 'sound' July 2021)
LOC1: Settlement Boundaries
RS2: Category B villages
RS5: General Development Principles in the Rural Area
WAR1: Warkton Development Principles
- 6.6 Other Relevant Documents
Warkton Conservation Area Appraisal

7. Evaluation

The key issues for consideration are:

- Principle of Development
- Heritage, Character and Appearance
- Impact on Living Conditions
- Highway Matters

- Permitted Development

7.1 Principle of Development

- 7.1.1 The application site is in an established residential area within the settlement boundary of the restraint village of Warkton. Policy 11 (2) (b) of the JCS permits suitable small-scale development such as this within villages providing that it accords with other development plan policies. Policy 8 of the North Northamptonshire Joint Core Strategy is supportive of householder development provided the proposals do not result in adverse impact on local heritage assets, character and appearance of the local area, residential amenity, and the highway network.
- 7.1.2 Warkton is a restraint village, as defined by Policy RA4 of the Local Plan for Kettering Borough. The application site is in an established residential area where Policy RA4 is supportive of proposals for residential development in principle.
- 7.1.3 Emerging Policy LOC1, RS2, RS5 and WAR1 of the Site Specific Local Plan part 2 are generally supportive of residential development within settlement boundaries subject to their compliance with the listed policy criteria and all other development plan policies.
- 7.1.4 The Site Specific Part 2 Local Plan is at an advanced stage with the Inspector's Report (2 July 2021) on the recommended Main Modifications of the Local Plan being found 'sound'. The Local Plan is now moving forward for full adoption status in the next few months. Accordingly, these policies are now given significant weight at this time and at full adoption stage, these policies will carry full weight.
- 7.1.5 The general principle of development in this location is acceptable, and the development is further assessed below for compliance with the other relevant Development Plan policies.

7.2 Heritage, Character and Appearance

- 7.2.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a statutory duty on LPAs on considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.2.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas where development is proposed within it.
- 7.2.3 Policy 16 of the NPPF requires new development to sustain and enhance the significance of heritage assets, requiring any harm to the significance of

heritage assets to be weighed against the public benefits of the proposal, including a clear and convincing justification for the harm. Paragraph 197 (Policy 16, NPPF) states that in determining application, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets et al.

- 7.2.4 Policy 2 of the North Northamptonshire Joint Core Strategy states that the historic environment be protected and enhanced where appropriate. Where the development would impact upon a heritage asset's setting, new development should complement the surrounding historic environment through the form, scale, design and materials.
- 7.2.5 The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting from public vantage points where the public are able to view the assets. Their settings can extend well beyond the curtilage/area boundaries of the asset and do often include the physical historical landscape/townscape in which they (the asset) are set as their historical significance is usually tied with the legibility of the asset and the environment in which it was originally constructed.
- 7.2.6 Policy 8(d)(i) of the North Northamptonshire Joint Core Strategy requires new development to respond to the site's immediate and wider context and local character.
- 7.2.7 Chestnut Cottage is not listed, but stands within the village's conservation area, and within the setting of (to the south) the Grade II-listed probably 18th-century Elm Green Farmhouse (List entry 1372437) and (to the north) 28 Warkton, (List entry 1052002), a probably 18th-century stone-and-thatch cottage.
- 7.2.8 Chestnut Cottage was created by the domestic conversion of a former agricultural outbuilding c.1999 (Under Planning Permission KET/1998/0607). That building comprised a largely single-storey range serving as either a cowhouse or stable to the adjoining Elm Green Farmhouse (hence at the time of the Farmhouse's listing a curtilage structure, leading to the present requirement for LBC to assess setting issues). Until conversion Chestnut Cottage comprised two halves. To the west was an entirely single-storey range, probably of the late 18th century, with a stone west-end gable wall and lower courses on its north side, but otherwise of hand-made, dark-red, bricks. On the south side burnt headers were used for decorative effect in a diamond in the face of the wall and alternating in the window arches. The roof, which largely survives, has simple trusses and common rafters, clad with pantiles (replaced in 1981).
- 7.2.9 In the later 19th century (before 1886 when it was mapped) the range was slightly extended to the east, ending in a small, two-storey, brick, slate-roofed, end bay. This has no chimney or fireplaces, so is unlikely to have had a domestic function. It may have been stabling, with hay loft over.

7.2.10 In 1981 a single-storey, slate-roofed brick extension was added at the west end of the property, the whole of which was then used for storage. In 1999 the property was converted for domestic use (see KET/1998/0607). Door and window openings were altered, and new windows and doors were installed throughout the property; none of the work is opined to have been carried to a high standard (See photo below of part of the front (south) elevation). The roof was re-covered using the existing pantiles. All works, at both dates, were done with the relevant consents.



7.2.11 The alterations proposed to Chestnut Cottage will have limited impact on the setting of Elm Green Farmhouse, and therefore its significance. However, the alterations proposed are considered against the earlier alterations and Chestnut Cottage's original form.

7.2.12 Pre 1999 the front (south) elevation of the single storey range element of Chestnut Cottage had a distinct agricultural appearance where it had 3 doorway openings with 4 window openings betwixt the doors. All these openings displayed the characteristics of their functionality (be it for housing cattle, stabling and/or hay/feed storage) as they were of different dimensions and set at different levels within the face of the building. Of note is that that the lintel arrangements above the openings were a varied form with timber lintels, brick soldier coursing and in the case of the central window arch, burnt headers. A decorative diamond shape (in burnt headers) was also present in between the two door openings towards the northern end of the wall.

7.2.13 It is opined that the alterations made to the openings under the KET/1998/0607 scheme were detrimental to the building's external fabric and appearance not only because part of the original decorative diamond shape was partially lost to accommodate the enlargement of the existing window opening above it, and the poor quality of the new facing brickwork (that evidently is a poor match to the original brickwork) used when all the openings were either enlarged or reduced to accommodate the residential style of windows and doors. The exception being that the alternating-coloured brick arch over the central door opening was retained.

- 7.2.14 It is opined that the proposed alterations would be partially restorative in so far that the damaged decorative diamond shape would be fully re-instated, and the poor-quality surrounds of the earlier openings would be removed (by way of the proposed French doors) and the remaining elements re-dressed. To compensate for the loss of the central arched window, brick soldier courses of alternating light/dark (blue) bricks would be inserted over the French doors.
- 7.2.15 The comments of the Parish Council concerning that the proposal introduces 'too much glazing' are noted. Considering that the building has already being changed in character from an agricultural building to a residential building with its current 'residential' style of openings then the insertion of the French doors (of a domestic style) would still honour the building's relationship with Elm Green Farmhouse in that it would still be historically legible as converted agricultural building that is now in use a residential property. To some degree the building would still retain its historical legacy of having three openings. It is accepted that the proposed French door openings would be larger than the original, but they could be read as openings for cattle to access the shed so as to enhance the building's former use as such.
- 7.2.16 The application building is not listed itself and is not within the curtilage of the Elm Green Farmhouse but is within Elm Green's setting and the conservation area. The proposed alterations referred to above would not materially affect the listed building's setting because of the reasons given above.
- 7.2.17 The two properties have their shared curtilage boundary defined by a timber fence, which is proposed to be replaced by a brick wall (with reclaimed bricks to match the existing building – to be controlled by way of a condition) to the same/similar height but would extend further towards the vehicular access with a set of timber gates. The proposed wall would be sympathetic to its setting and would have the advantage of largely shielding the French doors from vantage points within the conservation area. It is accepted that French doors appear not to be evident or readily experienced when travelling through the conservation area, but as described the proposed French doors would help to make the former agricultural building more legible as a former building used by livestock gaining access by large openings and the proposed brick boundary wall and timber gates would greatly prevent the character and appearance of the conservation area being harmed as views onto the French doors would not be readily experienced.
- 7.2.18 Internally, the proposal would involve removing a large majority of the partition walls installed during the original conversion of the building into a dwellinghouse and then re-configuring the internal layout of the eastern end of the property with new partition walls to create a more harmonious living environment. These aspects of the works would have a neutral impact as they would not alter the building's original fabric. However, the proposal would entail the loss of one of the original internal walls (between the kitchen

and the living room) which had a new opening cut through it to enact the KET/1998/0607 conversion works. Whilst its loss is regrettable it would have negligible impact on the neighbouring listed building's setting, as they are internal works, but would be more than compensated for by the enhancement works proposed which entails removing the 1998 ceiling to create a vaulted ceiling to re-expose the original roof trusses.

- 7.2.19 The submitted application states that the development would entail the removal of all existing timber doors and windows and their replacement with 'Residence R7 (PVCu; Colour Painswick – a light creamy colour)' doors and windows. Brochures submitted with the application depict a range of styles/finishes (E.g., some windows with leaded top openers, some with full un-lead casement windows etc.), the applicant has not provided details of the exact style and appearance of the windows and doors to be installed. Whilst in principle the 'Residence R7' range of products would result in an enhancement to the appearance of the building, with the added benefits of being sustainable 'maintenance free', high rated thermal properties, include some recycled material, and can be recycled, exact details will need to be submitted for assessment by way of the imposition of a condition.
- 7.2.20 The proposal also includes an air-source heat pump (ASHP) that will be sensitively located at the inside corner of the single storey range and the two-storey element of the property and screened behind a purpose-made louvred timber enclosure. The visual impact of this structure is not thought to affect the setting of the heritage assets and would contribute to reducing CO2 emissions into the atmosphere. Accordingly, it is acceptable in planning terms and accords with Policy 9 of the JCS.
- 7.2.21 For the reasons and conditions given above it is considered that the proposal will preserve the character and appearance of the buildings and their settings and, therefore, accords with Policy 2 and 8 of the North Northamptonshire Joint Core Strategy.

7.3 Impact on Living Conditions

- 7.3.1 Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy seeks to ensure that development prevents harm to the residential amenities of neighbouring properties, such as by reason of noise, vibration, loss of light or overlooking.
- 7.3.2 Currently, Elm Green Farmhouse (EGF) and Chestnut Cottage (CC) are arranged such the front (south) elevation of CC faces directly towards the side elevation (north) of EGF which has an external door and one small casement window thought to serve a habitable room. The two properties are separated by a close boarded timber fence approximately 2 metres high.
- 7.3.3 The proposal consists of the removal of this timber fence and replacement with a solid brick boundary wall to the same/similar height. Whilst the proposal entails the introduction of a greater extent of fenestration in its elevation facing the neighbour (EGF), it is opined that the living conditions of the neighbours would not be made worse as they will already experience the

outlook to a solid boundary wall and privacy levels would remain at their current levels as the proposed boundary wall would block views and the development site would not be introducing any additional households. A condition shall be imposed to control the choice of brick for the boundary wall.

- 7.3.4 For the reasons and conditions given above it is considered that the proposal accords with Policy 8 of the North Northamptonshire Joint Core Strategy in that it does not result in an unacceptable impact on the amenities of future and surrounding occupiers.

7.4 **Highway Matters**

- 7.4.1 Policy 8(b)(ii) of the North Northamptonshire Joint Core Strategy seeks to ensure a satisfactory means of access and provision for parking, servicing, and manoeuvring in accordance with adopted standards.
- 7.4.2 The Parish Council commented that the proposal would cause the vehicular access to Elm Green Farmhouse to be restricted. The Local Highway Authority (LHA) observed that the site appears to be accessed via an un-adopted track meeting at the junction with Pipe Lane and High Street. Therefore, the LHA's requirements as regards gate set back from the public highway are not relevant. Nor are the LHA's requirements as regards boundary wall location. The LPA will therefore need to satisfy itself that the proposals to extend the boundary wall to the proposed gates do not create access issues for neighbouring properties. The access width between the dwelling and prospective extended boundary wall is approximately 2.4m. It may even be narrower between the gates. Private drives require a minimum width of 3m but should be widened to 3.3m where they are adjacent to a solid side boundary on one/both sides as is the case here.
- 7.4.3 It is noted that a footway (used by pedestrians) runs from High Street to Pipe Lane parallel to the south-east elevation of Chestnut Cottage. With reference to Northamptonshire County Council's (as still currently labelled) interactive mapping Highway Register and Public Rights of Way data, the footway is not labelled as formal footpath, and the LHA have confirmed, by provision of a map showing the extent of publicly maintained highway, that the footway is not part of the public highway. Hence the LHA in their observations make no reference to requesting the proposed gates be set back from the back-edge of the highway to ensure pedestrian safety.
- 7.4.4 It is further noted that the LHA consider private drives to have a minimum width of 3.3 metres where they are adjacent to a solid wall, as is the case with this proposal. The proposed width is approximately 2.4 metres.
- 7.4.5 Currently, Elm Green Farmhouse and Chestnut Cottage have a shared private access that can be closed off with a double set of 5-bar gates (see photo below). The back-edge of the 'footway' runs parallel to the closed gates, stone boundary wall and the building's wall.



- 7.4.6 Without the LHA formally opposing the scheme, the applicant was invited to amend the proposal such that the proposed gates be set back from the back-edge of the footway by 5.5 metres to then satisfy the LPA's concerns that vehicles could park in front of the proposed gates without causing an obstruction to users of the footway. In turn this could then allow improved access arrangements for both properties in the LPA's opinion.
- 7.4.7 The proposed private drive access arrangements, whilst not subject to/or meeting the un-adopted parking standards of the LHA as it served by an un-adopted track from the public highway, would in all probability be laid-out in a manner that could serve both properties in a reasonable way. Any unforeseen private access difficulties between Elm Green Farmhouse and Chestnut Cottage, would in the opinion of the LPA, be a private matter between the two households to resolve. It should be noted that Elm Green Farmhouse have not commented. As the LHA have not formally objected then it would be unreasonable to impose a planning condition to require the gates being set back by 5.5 metres.
- 7.4.8 The amended access/boundary wall now shows the proposed gates having a width of 3.2 metres (formerly 2.4 metres) and being set back (at the closest point) from the footway edge by 3.4 metres (formerly 3.0 metres). As demonstrated the amendments would still not meet LHA standards if the footway was a part of public highway, but as before, as the LHA have not formally objected then it would be unreasonable to impose a planning condition to require the gates being set back by 5.5 metres, and, therefore, refusing the proposal on this matter would be unreasonable.
- 7.4.9 For the above reasons and conditions, the proposal would accord with JCS Policy 8(b).

7.5 Permitted Development

- 7.5.1 When the application was originally converted into a single dwelling under Planning Permission KET/1998/0607, all permitted development rights for development within the curtilage of the dwellinghouse were removed in the interests of visual amenity. As the heritage asset situation has not changed then in the interests of preserving the character and appearance of the conservation area and the settings of the adjacent listed buildings in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy, then permitted development rights will be removed for this proposal.

8. Other Matters

- 8.1 Neighbour comments: None

9. Conclusion / Planning Balance

- 9.1 Subject to conditions to remove permitted development rights, to control the choice of materials and architectural detailing to be implemented then the proposal would be acceptable in terms of protecting heritage assets and living conditions.

10. Recommendation

- 10.1 That planning permission be GRANTED subject to conditions.

11. Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and the diamond brickwork feature and the brick 'soldier course' with alternating light/dark (blue) bricks features as shown on Drawing Number RCAL/2102-06E and thereafter permanently retained.

REASON: In the interests of the character and appearance of the Conservation Area and in the interests of preserving the settings of the adjacent listed buildings in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy.

3. No external works shall take place on site until full details of all windows and doors have been submitted to and approved in writing by the Local Planning Authority. The window details shall include glazing bar details at 1:2. The development shall not be carried out other than in accordance with the approved details and thereafter permanently retained.

REASON: In the interests of the character and appearance of the Conservation Area and in the interests of preserving the settings of the adjacent listed buildings in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy.

4. No external development shall commence on site until details (together with samples) of the types and colours of all materials to be used for the construction of the boundary wall (as shown on Drawing Number RCAL/2101-200) have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details and thereafter permanently retained.

REASON: In the interests of the character and appearance of the Conservation Area and in the interests of preserving the settings of the adjacent listed buildings in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy.

5. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Classes A, B, C, D, E, F, G and H of Part 1 of Schedule 2 of the Order shall be erected, constructed, or made on the application site.

REASON: In the interests of the character and appearance of the Conservation Area and in the interests of preserving the settings of the adjacent listed buildings in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy.

12. Informatives

Positive/Proactive - amendments

Listed Building/Conservation Area consent required

Building Regulations consent required

Party Wall Etc. Act

List of plans

The plans and documents, some of which may have been subsequently referenced by the LPA, are set out below and form the basis for this decision:

Title	NK Ref.	Agent's Ref	Received Date
Existing elevations front and rear		RCAL_2101-03B	22/07/2021
Existing side elevations and sections		RCAL_2101-04A	04/08/2021
Existing first and ground floor plans		RCAL_2101-05A	22/07/2021
Proposed first and ground floor plan		RCAL_2101-08C	22/07/2021
Proposed Section A-B and elevations side		RCAL_2101-07D	29/07/2021
Proposed Section C-E		RCAL_2101-10	22/07/2021
Design and Access statement		DAS-RCAL-2101-02	28/07/2021
Heritage Impact Assessment	NK/2021/0649/1		22/07/2021
KE/99/0351/LB Application Search Sheet 1	NK/2021/0649/2		22/07/2021
Window brochure R7	NK/2021/0649/3		29/07/2021
Proposed elevations front and rear		RCAL_2101-06E	30/09/2021
Location, block and site plans		RCAL/2101-01E	14/10/2021
Proposed elevations front and side new boundary wall		RCAL/2101-200A	14/10/2021
Warkton Land Registry Title		NN292419	14/10/2021



Title: Chestnut Cottage, Warkton

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